

Admiral Residential Urban Village 1998 Plan

December 31, 1998

Mayor and City Council
600 Fourth Avenue
Seattle, WA 98104

We are pleased to submit to you the Admiral Residential Urban Village 1998 Plan and approval and adoption package. This Plan represents the joint efforts of numerous Admiral District citizens - residents and businesses - who care about the future of our neighborhood. This Plan embodies our community's unique goals and values and we believe it clearly reflects and carries out the vision of Seattle's Comprehensive Plan: Toward a Sustainable Seattle: A Plan for Managing Growth 1994 - 2014.

The attached Plan describes our vision of the Admiral District's future and identifies 4 key, Integrated Planned Strategies crucial to improving the quality of life in the Admiral District. These strategies are:

- Improve the Existing Character and Enhance the Community's Identity of the Admiral Residential Urban Village and the Surrounding Neighborhood.
- Alleviate Traffic and Parking Problems.
- Protect Existing Open Space and Create and Protect More Open Space.
- Improve Existing City Services.

The Plan also identifies 14, stand alone, Specific Activities for near term implementation that would also improve the quality of life within the Admiral District. These activities are:

- Work with the merchant associations to advocate the health and diversity of merchants located in the Admiral business district.
- Working with local lending institutions and the Chamber of Commerce. develop a pre-application program for funding local improvements.
- Develop a rush-hour strategy with SEATRANS for rapid removal of disabled commuter automobiles, on all commuting arterials with no shoulders or turnouts. Examples: West Seattle Bridge, Spokane Street Elevated Road and the Alaska Way Viaduct.
- Provide support for the acquisition of property at Pier 1 and Pier 2 for public access for shoreline and open space.
- Change the name of Belvedere Viewpoint Park to Admiral Viewpoint.
- Eradicate undesirable plant species where needed in ravines and on hillsides.

- Support existing organizations for “bird dogging” this Plan’s recommendations.
- Ensure that changes to Hiwatha field preserve the integrity of the Olmsted design.
- Design an informative display that signifies Hiawatha’s unique history and recognizes the Olmsted design.
- Work with the neighborhood tree-planting program administered by the Department of Neighborhoods.
- Establish a “street tree theme” of sub-areas of the neighborhood.
- Identify and repair slide areas where repair or replacement of roads is necessary.
- Educate people on proper drainage techniques in order to minimize future slides.
- Identify means to reintroduce native plant species where needed in ravines and on hillsides.

Supporting materials for this Plan include:

- SEPA Checklist
- Parking Analysis

We would appreciate your thorough review and support of our Plan.

We would like to take this opportunity to share our appreciation for the hard work and dedication of our community volunteers, our planning consultant and City staff who contributed their time, energy, creativity, and expertise to this Plan.

Throughout the development of this Plan we made every effort to encourage the involvement of every resident and business within our outreach area. To make sure this plan truly represented the community, for additional feedback, we placed a copy of the Plan at four public locations. We also sent a newsletter covering the Plan to every address within our outreach area. We will also hold a public forum to further elicit community comments on the Plan. A compilation of all the responses to this final outreach process will be contained in the Plan’s appendix. When reviewing this Plan, please first look at the Addendum section starting on Page 73. The Addendum section is where the changes to the Plan are located.

We look forward to working with you during the implementation of this Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Shives". The signature is fluid and cursive, with the first name "Bob" and last name "Shives" clearly distinguishable.

Bob Shives, Coordinator
Admiral Planning Coalition ,

CC: Karma Ruder, Director of the Neighborhood Planning Office
David Goldberg, Project Manager, Neighborhood Planning Office

Table of Contents

Cover Letter	i
Table of Contents	iv
Executive Summary	vi
Legislation	xiv
Definitions	1
Key Strategies	2
Key Strategy 1: Improve the Existing Character and Enhance the Community's Identity of the Admiral Residential Urban Village and the Surrounding Neighborhood	3
Key Strategy 2: Alleviate Traffic and Parking Problems	41
Key Strategy 3: Protect Existing Open Space and Create and Protect More Open Space	50
Key Strategy 4: Improve Existing City Services	54
Specific Activities for Near Term Implementation	59
Activities for Longer Term Implementation	63
Implemented Activities Accomplished During the Course of Preparing this Plan	67
Participants' Roles in the Planning Process	69
Plan Addendum – Recommended changes to this Plan derived from the neighborhood validation process	73
Appendix (Bound in a second document) SEPA Checklist Parking Analysis Validation Responses	

Admiral Residential Urban Village Design Review Guidelines
(Bound in a third document)

Admiral's Approval and Adoption Matrix
(Bound in a fourth document)

Executive Summary

Until the early 1900's West Seattle was a separate city connected to Seattle by a ferry. A trolley ran along California Avenue South West from the Duwamish Head to the Alaska Junction shopping center. Historically, the Admiral District, much like the rest of West Seattle, had a very stable population. Many descendants of the early families still live in the area. The neighborhood has a stable and vital business center that provides a focal point for the area. This, along with the neighborhood schools and the Hiawatha Park/Recreation Center, has contributed to a strong sense of community.

The Admiral neighborhood is located on the top of the mesa of the Duwamish Head, which is the northernmost point of the West Seattle peninsula. It is reachable from Interstate 5 via the West Seattle Bridge and northward along Admiral Way.

The Residential Urban Village planning outreach area's northern boundary is the northern edge of the mesa. The western boundary is Sunset Avenue to 53rd Avenue South West, south to Admiral Way along the eastern edge of Schmitz Park, and south along South West Garlough Avenue to South West Charlestown Street. The Southern boundary is South West Charlestown Street. The Eastern boundary is 36th Avenue South West.

The vast majority of Admiral residents enjoy the existing character and quality of life within the neighborhood. Their goal is to enhance this character and quality of life as future growth and development occurs.

The planning coalition thinks that a socioeconomic picture of the community generated from 1990 census data would be inaccurate because of the age of the data. therefore, the current socioeconomic status of the neighborhood is unknown. Empirical evidence suggests, however, that the Admiral District is a stable community with a vibrant commercial core with a well maintained apartment buildings surrounded by well maintained single family houses.

Community Vision Summary:

An ideal American small town, a safe refuge from the hustle and bustle of big city life. as Seattle continues to grow. With families, of all descriptions, living along clean, tree-lined streets, in well-made single-family houses, or in equally well made duplexes, condominiums, or apartment buildings. With parks, playgrounds, and everyday goods and services nearby. We envision public facilities and services that keep up with demands. There will be convenient access, both within the Admiral District and to other parts of town, with a variety of transportation modes. Within our neighborhood, the impacts of growth, including traffic congestion and parking, will be mitigated through revisions to codes and guidelines. We have faith that the future holds solutions to the traffic congestion

in the neighborhood and on the West Seattle Bridge, whether through alternate routes to I-5, rapid transit, alternate transportation modes, or changes in technology or travel habits. Density will be clustered in the traditional American village style with plenty of parking. Sustaining this growth and development will be a business district which is responsive to local needs for goods and services, and which provides local employment opportunities. Places where we can experience nature are a critical part of our vision. We envision preserving all undeveloped open space, preventing landslides, landscaping our public places, carefully designing our parks, and supporting tree-planting programs. We envision zoning and building codes that preserve our open air and our views of mountains and water for the benefit of the general public; And we envision enhanced city services more responsive to the Admiral District's needs.

The Plan:

This Plan represents nearly two years of work, the Admiral Planning Coalition, made up of Admiral neighborhood volunteers who care passionately about the future of the Admiral neighborhood. The recommendations represent a cross section of the community's interests and goals.

The attached Plan describes our vision of the Admiral District's future and identifies 4 key, Integrated Planned Strategies crucial to improving the quality of life in the Admiral District. These strategies are:

- Improve the Existing Character and Enhance the Community's Identity of the Admiral Residential Urban Village and the Surrounding Neighborhood.
- Alleviate Traffic and Parking Problems.
- Protect Existing Open Space and Create and Protect More Open Space.
- Improve Existing City Services.

The Plan also identifies 14, stand alone, Specific recommendations for near term implementation that would also improve the quality of life within the Admiral District. These recommendations are:

- Work with the merchant associations to advocate the health and diversity of merchants located in the Admiral business district.
- Working with local lending institutions and the Chamber of Commerce, develop a pre-application program for funding local improvements.
- Develop a rush-hour strategy with SEATRANS for rapid removal of disabled commuter automobiles, on all commuting arterials with no shoulders or turnouts. Examples: West Seattle Bridge, Spokane Street Elevated Road and the Alaska Way Viaduct.

- Provide support for the acquisition of property at Pier 1 and Pier 2 for public access for shoreline and open space.
- Change the name of Belvedere Viewpoint Park to Admiral Viewpoint.
- Eradicate undesirable plant species where needed in ravines and on hillsides.
- Support existing organizations for “bird dogging” this Plan’s recommendations.
- Ensure that changes to Hiwatha field preserve the integrity of the Olmsted design.
- Design an informative display that signifies Hiawatha’s unique history and recognizes the Olmsted design.
- Work with the neighborhood tree-planting program administered by the Department of Neighborhoods.
- Identify and repair slide areas where repair or replacement of roads is necessary.
- Educate people on proper drainage techniques in order to minimize future slides.
- Identify means to reintroduce native plant species where needed in ravines and on hillsides.

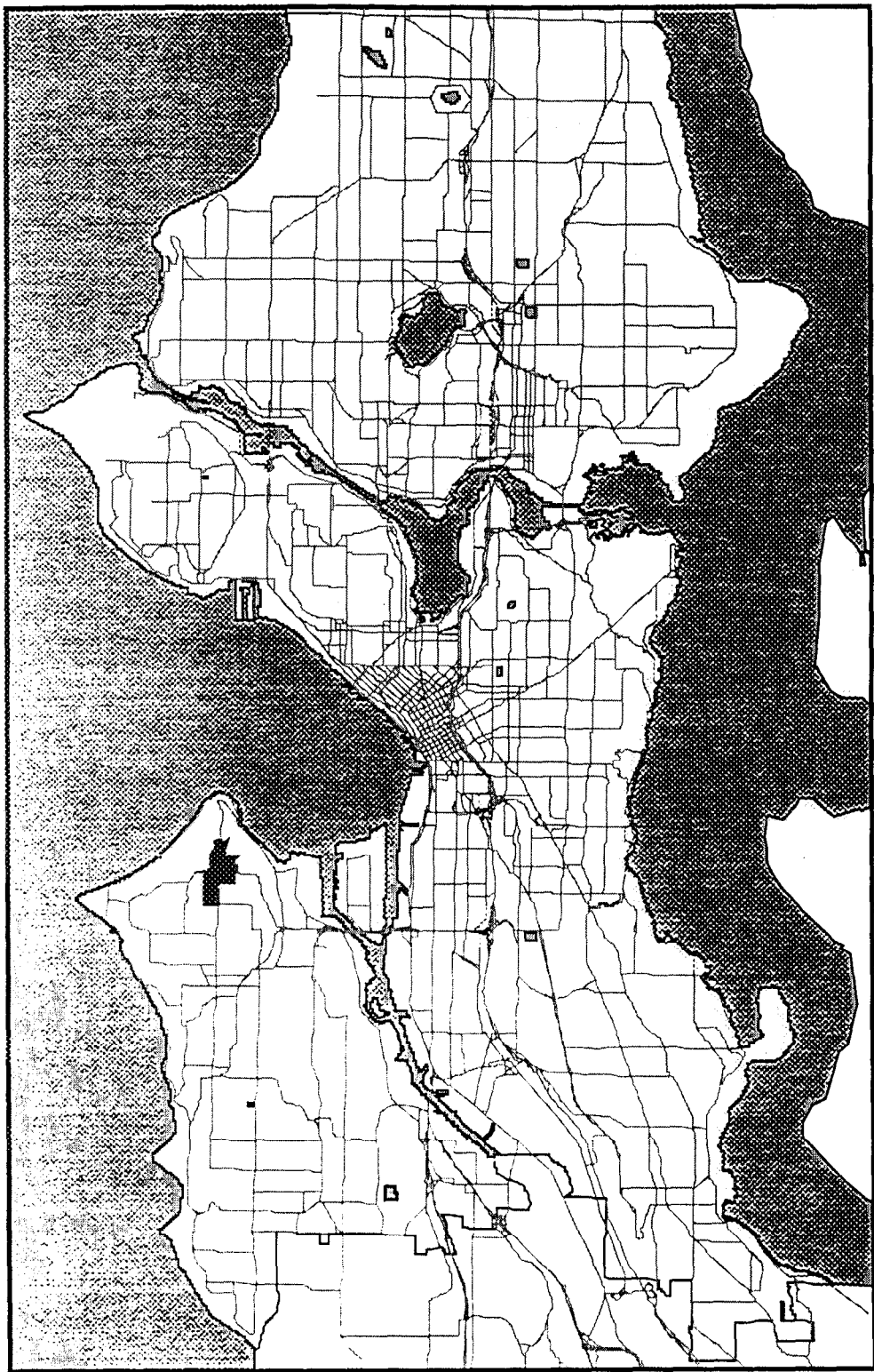
Finally, the Plan identifies 17 recommendations for future consideration. These recommendations are:

- Create a Community outreach plan and educational packet: “Tool Kit for a Growing Neighborhood.”
- Determine desirable and undesirable facilities for bicycles, skateboards and pedestrians.
- Identify both long and short-term projects and consider including urban trail projects with facilities studies for pedestrians.
- Develop strategies to obtain desired bicycle, skateboards and pedestrian facilities while avoiding undesired facilities
- Participate in Regional Transportation planning discussions to insure that opportunities for Monorail affecting the Admiral Neighborhood are heard.

- Conduct research on emerging transportation technologies.
- Conduct presentations to the community on emerging transportation technologies.
- Identify existing City, County, State and Federal programs that reduce pollution and endorse those that are desired by the Admiral Neighborhood.
- Monitor our quality of air for compliance with EPA standards.
- Develop a strategy to address discrepancies between EPA standards and those found in the Admiral Neighborhood.
- Look into the “Mainstreets” approach for developing the Admiral Residential Urban Village.
- Host an economic development workshop with neighborhood business people, government, chamber and academic resources to discover opportunities for assuring healthy businesses and labor continuity during the coming growth period.
- Develop a plan for a business improvement area (BIA) or the start of a local economic development plan.
- Define, identify and improve the existing character of the Admiral neighborhood natural environment.
- Identify government wildlife and habitat protection and policies that affect the Admiral natural environment.

Supporting materials for this Plan include:

- SEPA Checklist
- Parking Analysis



Introduction Figure 1 - Vicinity Map
Admiral Residential Urban Village

1/7/99



Our view of Seattle

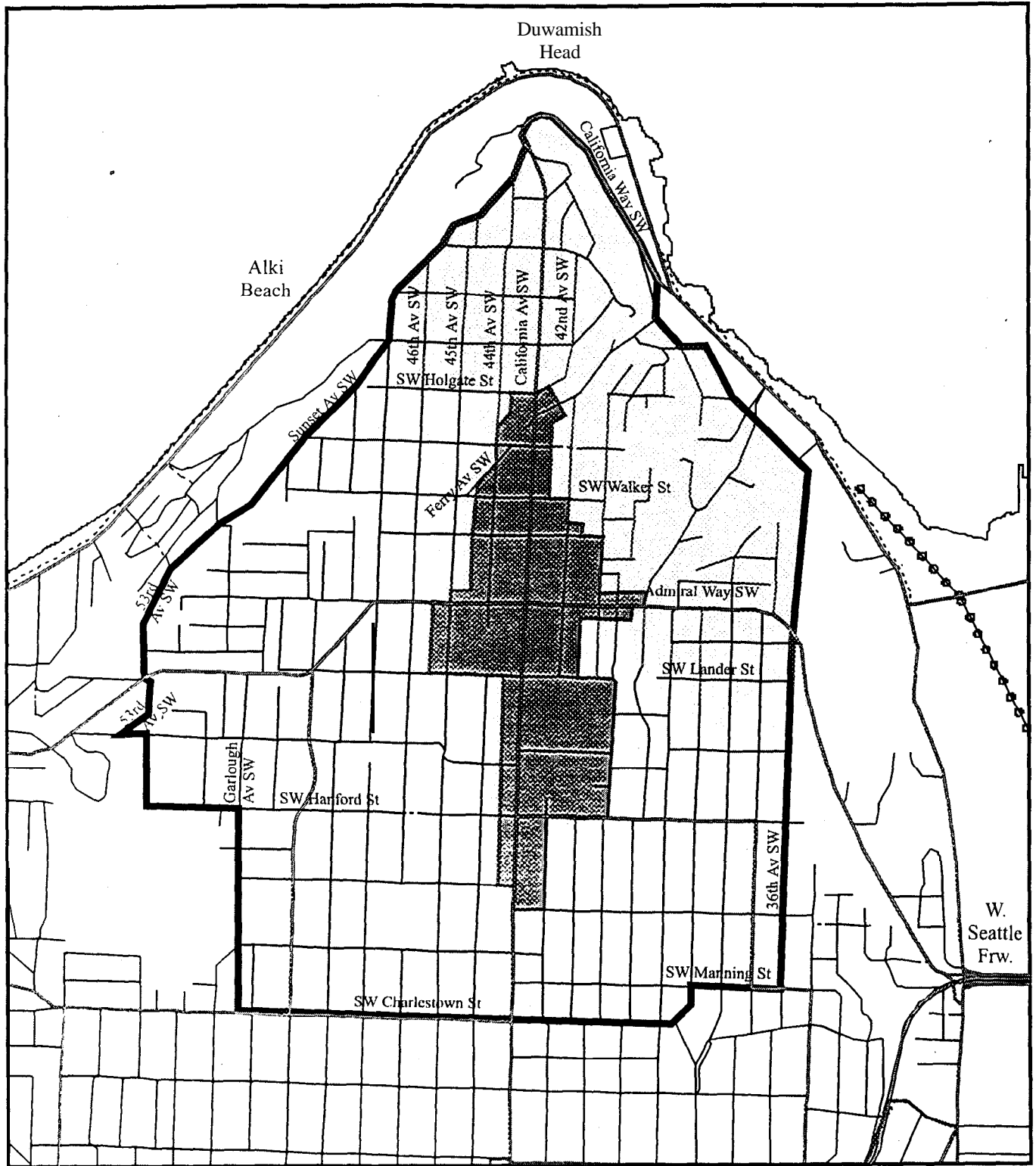


ADMIRAL NEIGHBORHOOD PLANNING

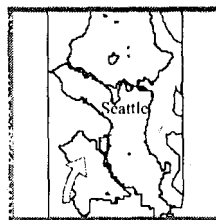







Angelo
Architecture

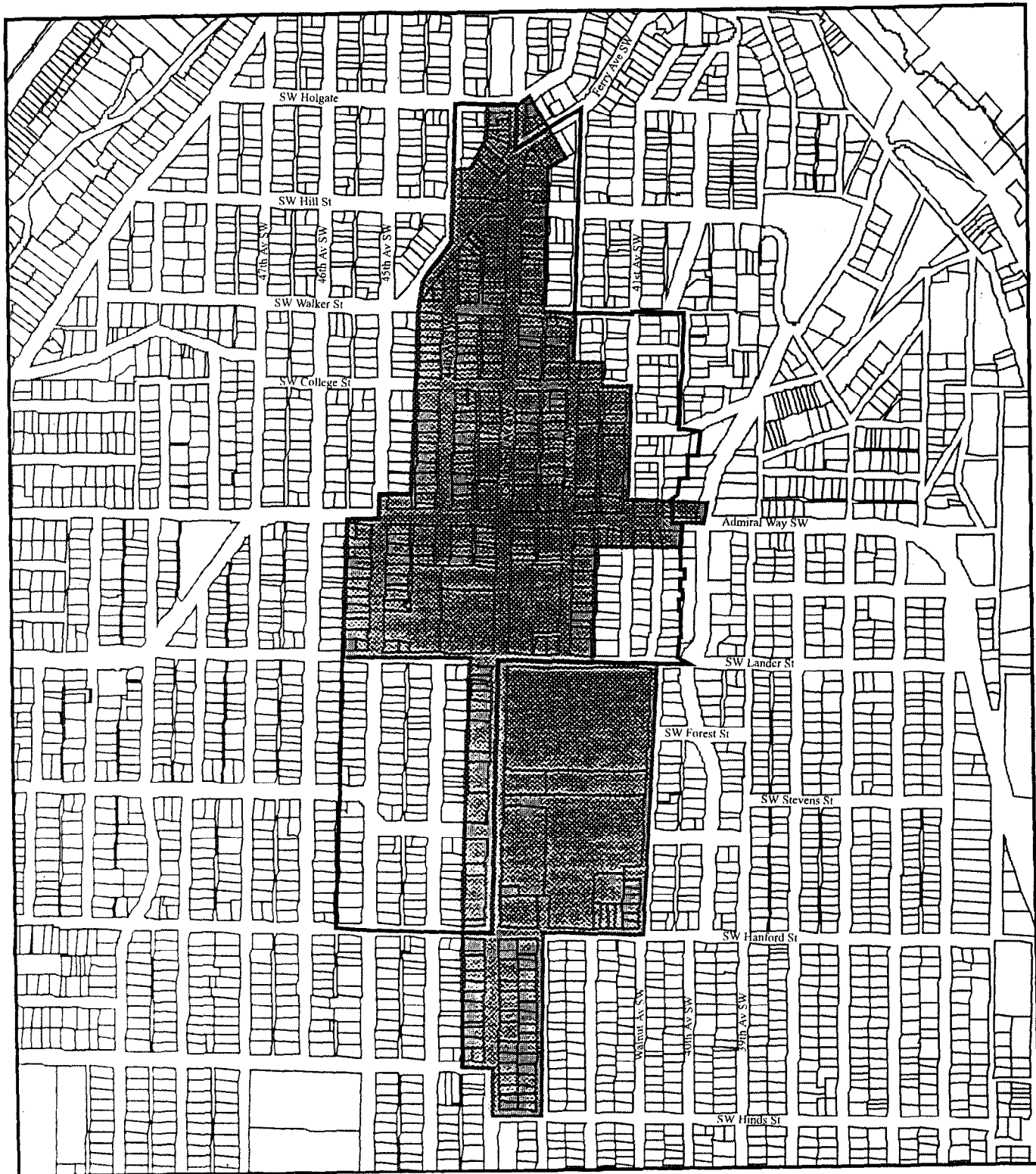
 Admiral Residential Urban Village
 Arterials



Introduction Figure 2 - Outreach Area Map
Admiral Residential Urban Village



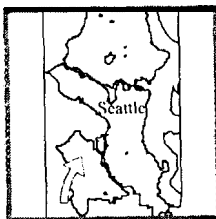
-  Residential Urban Village
-  Planning Outreach Area
-  Arterials
-  Streets
-  Railroads



Introduction Figure 3
Residential Urban Village Boundary

Admiral Residential
Urban Village

our view of Seattle



Vicinity Map

- Preliminary Village Boundary
- Proposed by the City
- ▨ Village Boundary Developed by the Community
- Land Parcels

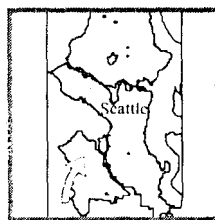


Introduction Figure 4 - Aerial Photo Admiral Residential Urban Village

Our view of Scam



Angelo
Architecture



Vicinity Map

— Residential Urban Village Boundary

Legislation

*{This section will be completed after this **Plan** is through the City recognition process.}*

Definitions

- D1: **Goals;** A direction-setter; an ideal future end, condition or state; a general expression of community values. Generally abstract in nature, unquantifiable, not time-dependent or suggestive of specific activities for its achievement.
- D2: **Policy;** An overall broad statement that guides decision-making. Clear and unambiguous. Provides the context for setting objectives and guides implementation. (Note: Policy statements need to be appropriate for and indicate their intended “home” in the City’s various policy documents, e.g. the Comprehensive Plan, the Land Use Code, etc.)
- D3: **Objective;** An intermediate step toward attaining a goal. Ideally, measurable and time-specific.
- D4: **Activity;** Any one of a variety of implementation measures to be carried out by an identified implementor, directly tied to goals, policies **and** objectives.
- D5: **Recommendation;** Any goal, policy or activity in a neighborhood plan prior to City Council Action.
- D6: **Key Strategies;** Pivotal to the success of the neighborhood plan. Consists of a group of recommendations
- D7: **Specific Activities for Near Term Implementation;** Short term activities (3-5 years).
May be implemented through existing City programs and/or community organizations.
Detail needs to be provided. Put into City’s approval and adoption matrix.
- D8: **Activities for Longer Term Implementation;** Ideas for future consideration by City departments and the Community.
- D9: **Residential Urban Village;** A neighborhood where people can live, shop, work, gather together and find public and other private services. An urban village is the center of civic, cultural and economic life for the greater residential area in which it is located.